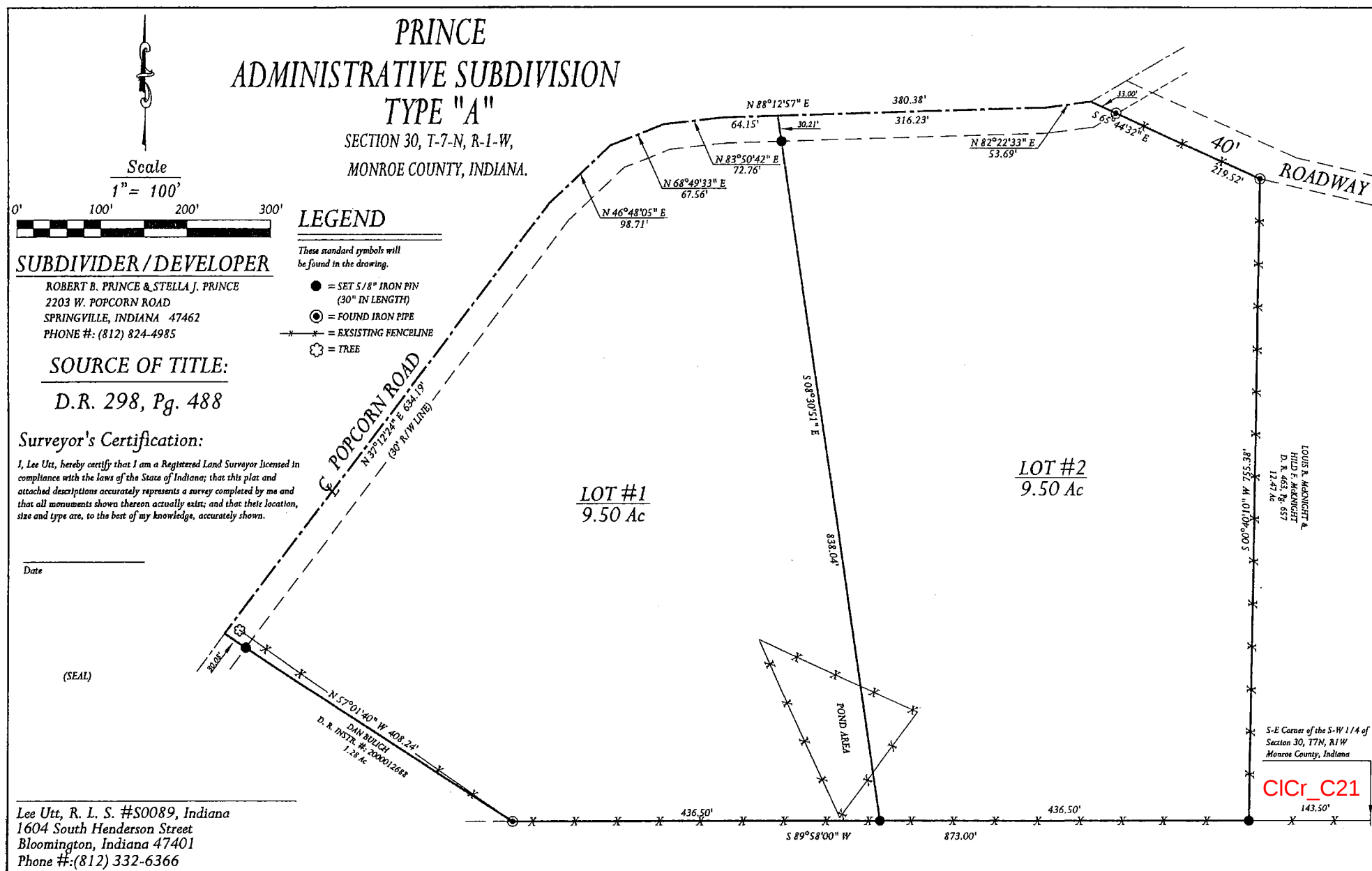


JOHN THRASHER
DR.455 PG.149

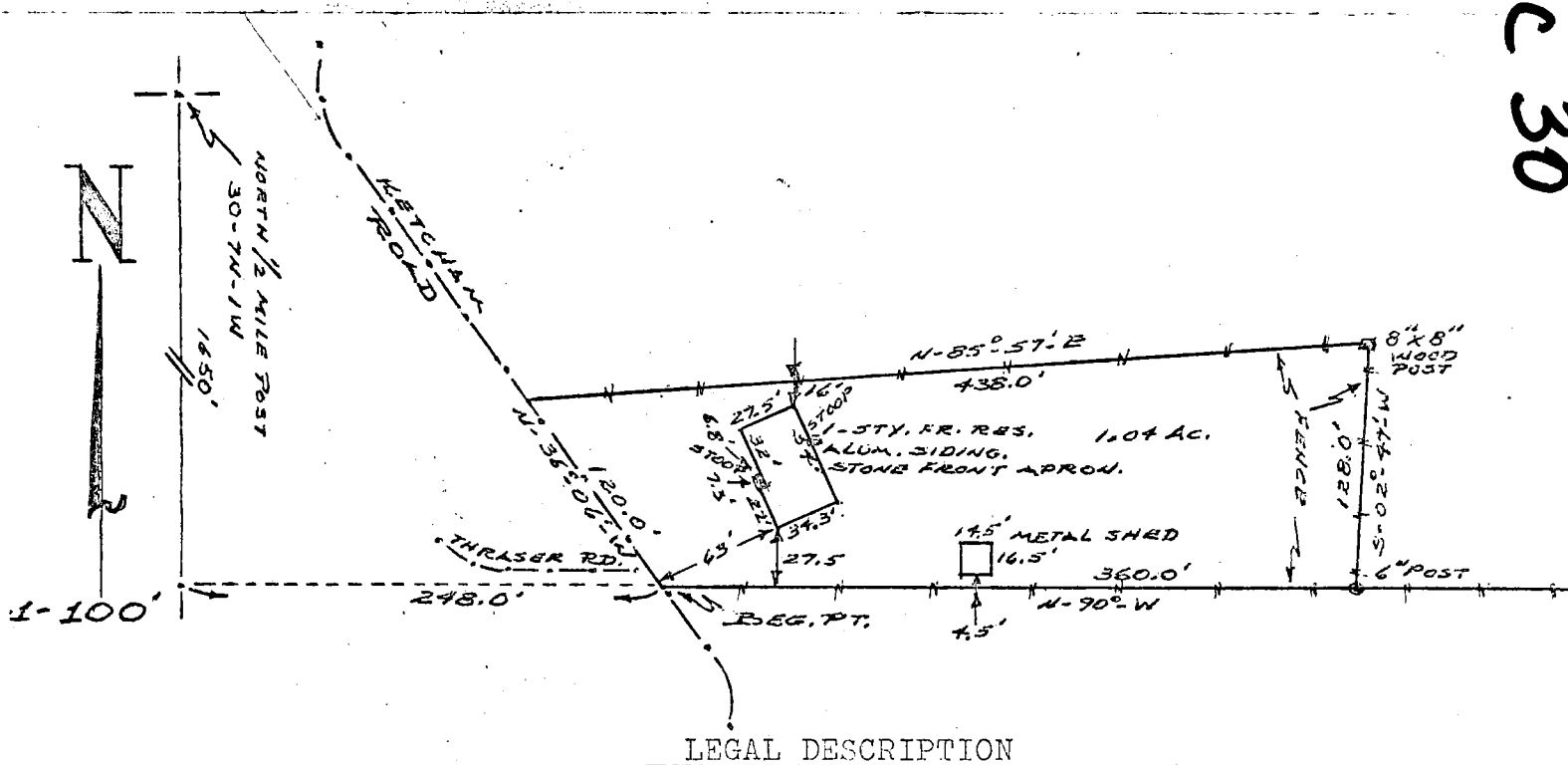
Commencing at the Southwest quarter of Section 30, Township 7 North, Range 1 West; thence North 00 degrees 05 minutes 12 seconds West along the West line of said Section 30 for a distance of 1980.00 feet; thence North 89 degrees 45 minutes 30 seconds West for a distance of 1607.00 feet to the point of beginning; thence North 89 degrees 45 minutes 30 seconds West for a distance of 450.00 feet; thence South 00 degrees 05 minutes 12 seconds East for a distance of 1172.50 feet to a R.R. spike set in the centerline of Poncorn Rd : thence 105.34 feet along a 229.85 foot radius non tangent

SEC 30

RSID000437



Sec 30



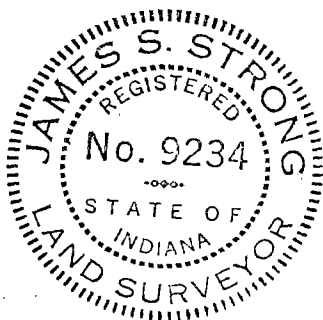
LEGAL DESCRIPTION

A part of the Northeast 1/4 of Section 30, Township 7 North, Range 1 West, in Monroe County, Indiana, bounded and described as follows:

Beginning at a point that is 1650.0 feet South and 248.0 feet East of the North 1/2 mile post of said section 30, said point being in the center of a county road (Ketcham Road); thence running North 36 degrees 06 minutes West on and along the center of said road 120.0 feet; thence running North 85 degrees 57 minutes East 438.0 feet; thence running South 02 degrees 47 minutes West 128.0 feet; thence running West 360.0 feet and to the point of beginning, containing 1.04 acres, more or less.

CERTIFICATE OF SURVEY

I, James S. Strong, hereby certify that I am a registered land surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description represents a survey completed by me February 3, 1977; that all monuments and improvements shown thereon actually exist; and that their location and type are to the best of my knowledge, accurately shown.



James S. Strong
James S. Strong
Registered Land Surveyor
Ind. Reg. No. 9234

Bobby Roberts
Verna Roberts
From
Leonard Krebs

FILED
FEB 11 1977

James S. Strong
Auditor Monroe County, Indiana

Clear book

STRONG SURVEYING COMPANY
227 South Washington St.
Bloomfield, Indiana 47424

February 7, 1977

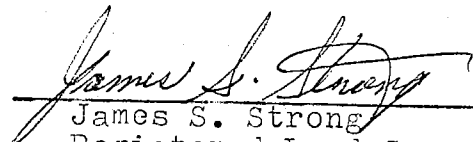
Please find my certification that the land described by me, is the same land that previously had been erroneously described.

Said land being a part of the Northeast Quarter of Section 30, Township 7 North, Range 1 West and containing 1.04 acres, more or less.

JS/mvs



Very Truly yours,


James S. Strong
Registered Land Surveyor
Ind. Reg. No. 9234

Clear Creek Twp

TRI CO
SURVEYING & MAPPING

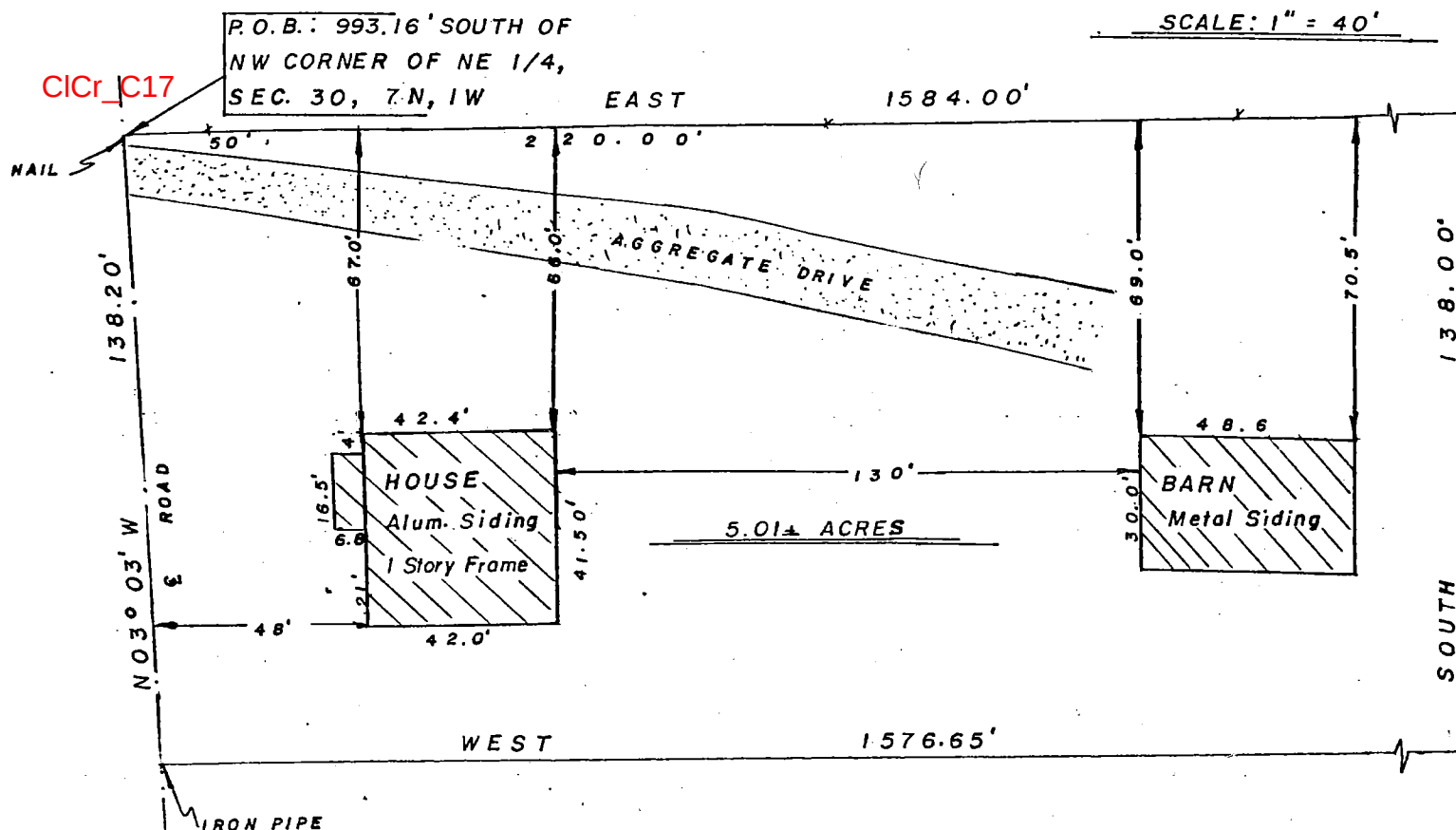
Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

**P. O. Box 96
Ellettsville, Indiana 47429**

Dec 30

SCALE: 1" = 40'



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent an improvement survey completed under my supervision on December 22, 1977; that all improvements on said surveyed property do not encroach upon adjacent properties, nor are there any encroachments upon said surveyed property by adjacent properties.

Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. S0114

A part of the North Half of the Northeast Quarter of Section Thirty (30), Township Seven (7) North, Range One (1) West, Monroe County, Indiana, and more particularly described as follows:

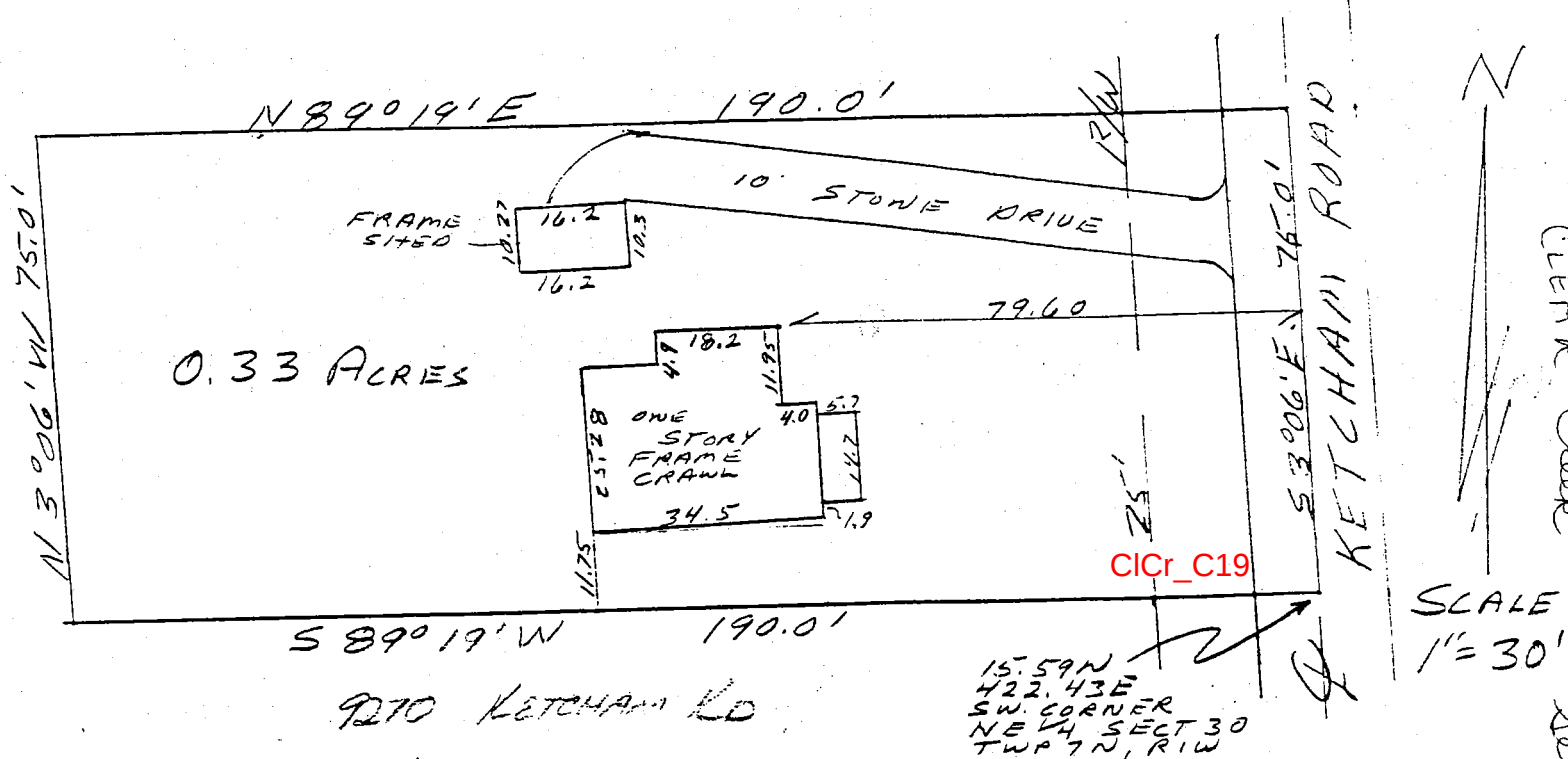
Beginning 993.16 feet South of the Northwest Corner of said Quarter, thence East 1584.00 feet along a fence, thence leaving said fence South 138.00 feet, thence West 1576.65 feet to the center line of a County Road, thence along said center line North Three (03) Degrees and Three (03) Minutes West 138.20 feet to a nail and to the place of beginning.

Containing 5.01 acres, more or less.

CC-30

GOODMAN

Rank, Robert B & Jresa Ann



DESCRIPTION:

A part of the Northeast quarter of Section 30, Township 7 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: beginning at a point that is 15.59 feet North and 422.43 feet East of the Southwest corner of the said Northeast quarter and in the centerline of Ketcham Road, thence running South 89 degrees 19 minutes West for 190.00 feet, thence North 03 degrees 06 minutes West for 75.00 feet, thence North 89 degrees 19 minutes East for 190.00 feet, and to the centerline of said road, thence South 03 degrees 06 minutes East over the centerline of said road for 75.00 feet and to the point of beginning. Containing in all 0.33 acres more or less. Subject to a 25.00 foot right-of-way easement from the centerline of Ketcham Road.

ENGINEER'S CERTIFICATION:

I hereby certify that this plat as shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, nor are there any encroachments from any other property on said surveyed property.

Raymond Graham
Raymond Graham
R.P.L. 8409 Indiana
3215 N. Smith Pike
Bloomington, Indiana
October 5, 1978



Raymond Graham
RAYMOND GRAHAM
Re-certified March 27, 1989

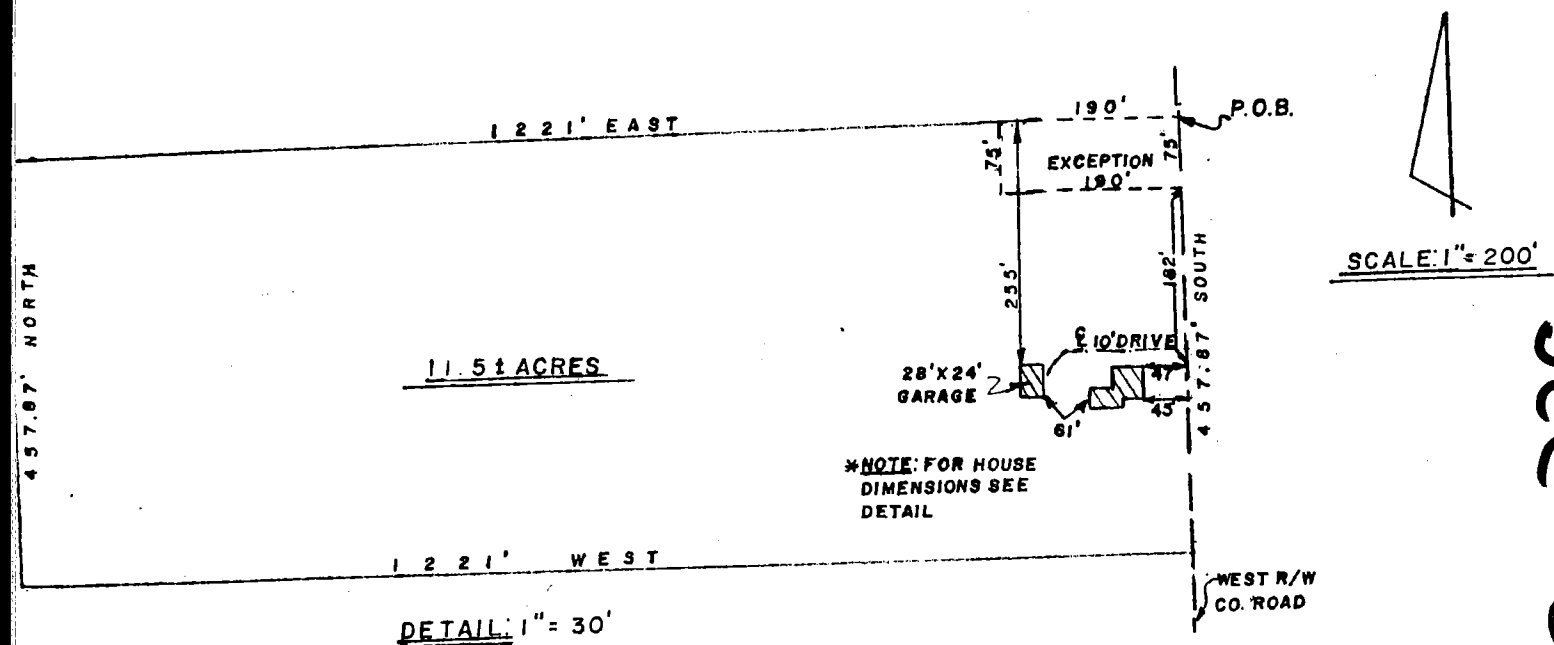
Recertified
No changes
May 23 1979
Raymond Graham

Sec 30

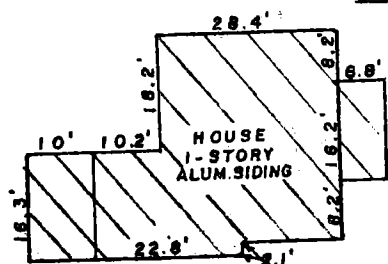
TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

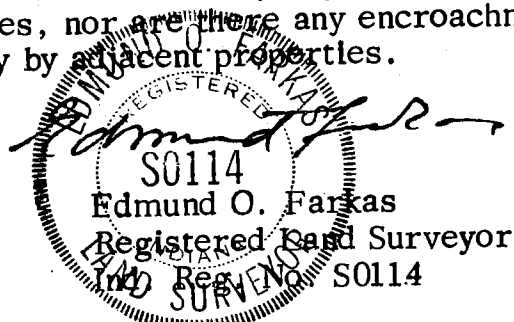
103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305



DETAIL: 1" = 30'



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor; licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent an improvement survey completed by me on November 5, 1979; that all improvements on said surveyed property do not encroach upon adjacent properties, nor are there any encroachments upon said surveyed property by adjacent properties.



A part of the Northwest Quarter, Northeast Quarter, Southwest Quarter, and the Southeast Quarter of Section 30, Township 7 North, Range 1 West. Beginning at a point that is 365 feet east and 80 feet north of the northwest corner of the said southeast quarter and on the west right of way line of the Ketcham Mill Road; thence running south over and along the said west right of way line of the Ketcham Mill Road for a distance of 457.87 feet; thence running west for a distance of 1221 feet; thence running north for a distance of 457.87 feet; thence running east for a distance of 1221 feet and to the place of beginning. Containing 12 acres, more or less.

EXCEPTING THEREFROM: the following described real estate deeded by William Linthicum and Sylvia Linthicum, husband and wife to Ralph Martin and Louise Martin, husband and wife, recorded January 13, 1948, in Deed Record 104, page 87, in the office of the Recorder of Monroe County, Indiana, to-wit: A part of the Northwest Quarter of Section Thirty (30), Township Seven (7) North, Range One (1) West, in Monroe County, Indiana, to-wit: Beginning at a point Fifty-four and Three-eighths (54 3/8) rods south of where the Finis Clay Lane intersects the Ketcham Mill Road and Harrodsburg Pike Road on the West side of Harrodsburg and Ketcham Pike [said point being the Northeast Corner of the above described tract] thence running South along said Pike Seventy-five (75) feet; thence West One Hundred Ninety (190) feet; thence North Seventy-five (75) feet; thence East One Hundred Ninety (190) feet to the place of beginning; containing One-half (1/2) acre, more or less.

Subject to an Electric Pole Line Easement, executed by Milton Linthicum and Sylvia Linthicum to Public Service Company of Indiana, Inc., dated April 15, 1947, and recorded in Deed Record 102, page 576 in the office of the Recorder of Monroe County, Indiana.

Sec. 30

sec 30

RSID000429

686.7 SOUTH 854.3 EAST
N-W CORNER OF N-W 1/4
SEC. 30, T7N, R1W
MONROE COUNTY, IND

CICr_A17

WEST
973'

2.44 AS

871.2'

EAST

CARL FAIRCHILD
2 AS

SOUTH
100'

90'
EAST

200'
N 03° 22' E

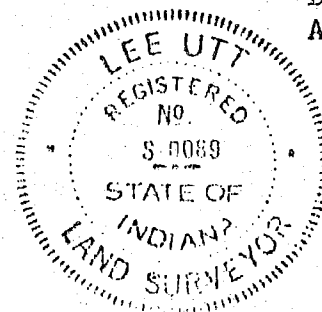
0 = IRON PIN
SCALE 1" = 100'

CARL FAIRCHILD

Legal description:

A part of the Northwest quarter of Section 30, Township 7 North, Range 1 West, Monroe County, Indiana, bounded and described as follows:
Beginning at a point in the centerline of a County Road, said point of beginning being 686.7 feet South and 854.3 feet East of the Northwest corner of said Northwest quarter; thence from said point of beginning and with the centerline of said road and running South for 100 feet; thence leaving the centerline of said road and running East for 871.2 feet; thence South for 100 feet; thence East for 90 feet; thence with an existing fence line and running North 03°-22' East for 200 feet; thence West for 973 feet and to the point of beginning.
Containing 2.44 acres, more or less.

Lee Utt
Lee Utt, R. L. S. # S0089, Indiana
1604 South Henderson St.
Bloomington, Indiana 47401
August 20, 1980



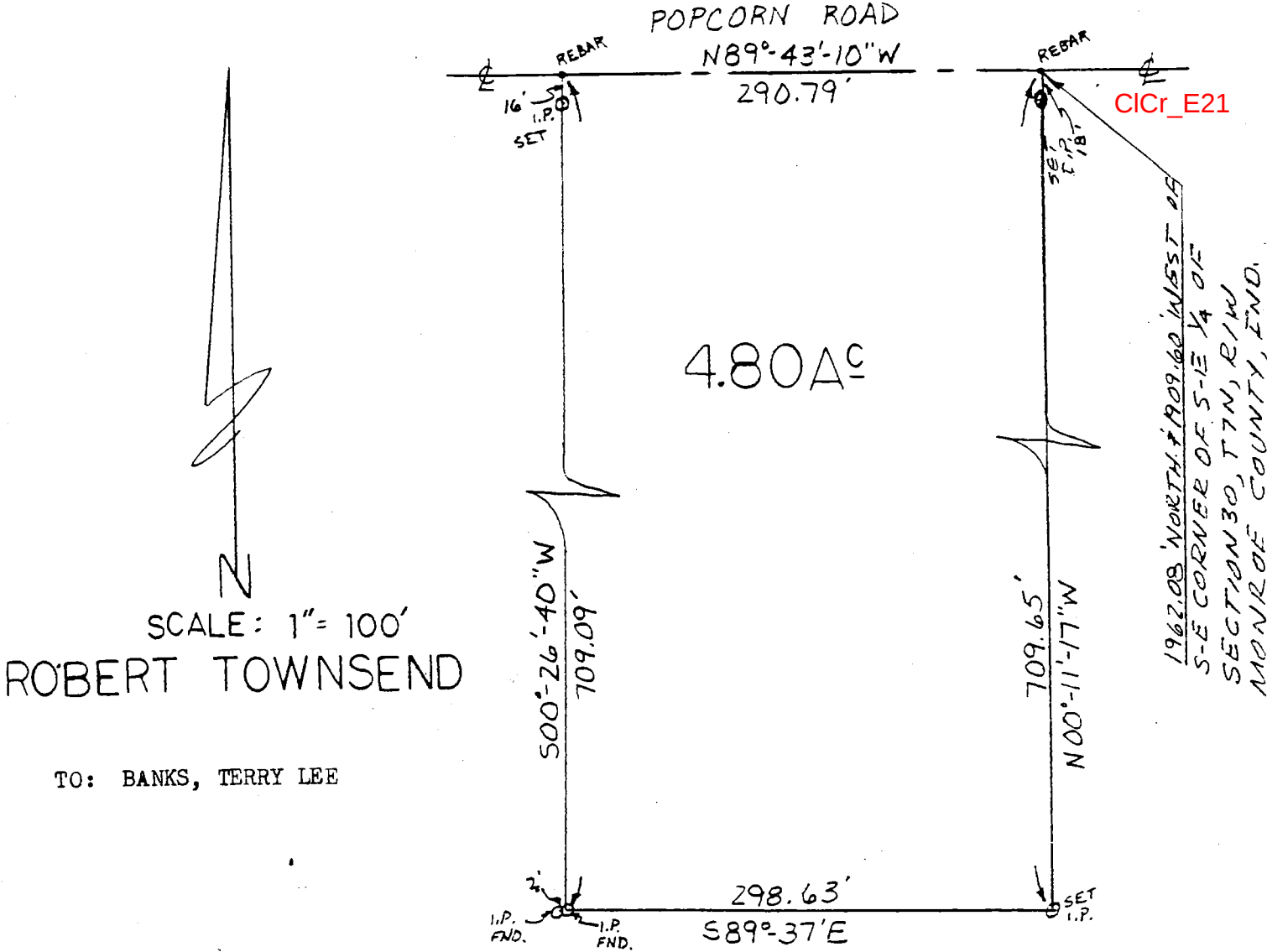
FILED
SEP 3 1980

John W. Davis
Auditor Monroe County, Indiana

Gubb, Freddie M.
to
Copus, Opal

2.44 out of 12.62

CLEAR CREEK SECTION 30



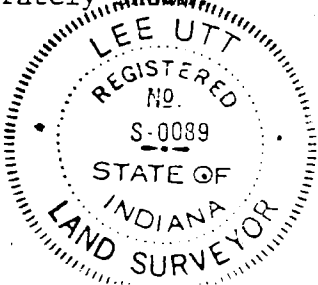
Legal description

Robert Townsend

A part of the Southeast quarter of Section 30, Township 7 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point in the centerline of Popcorn Road, said point of beginning being 1962.08 feet North and 1909.60 feet West of the Southeast corner of said Southeast quarter, said point of beginning being also the Northwest corner of a tract of land that is described in a deed from Charles B. and Lula M. Townsend to Quince and Charlotte Brinegar and recorded September 18, 1958 in Deed Record 127, page 693, in the office of the Recorder of Monroe County, Indiana; thence from said point of beginning and with the centerline of said Popcorn Road and running North 89°-43'-10" West for 290.79 feet; thence leaving the centerline of said road and with an existing fence line and running South 00°-26'-40" West for 709.09 feet and to an iron pipe, passing an iron pipe at 16 feet; thence South 89°-37' East for 298.63 feet and to an iron pipe; thence with an existing fence line and running North 00°-11'-17" West for 709.65 feet and to the point of beginning, passing an iron pipe at 691.65 feet. Containing 4.80 acres, more or less.

State of Indiana SS:
County of Monroe

I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat and description correctly represents a survey completed by me on May 6, 1985; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.



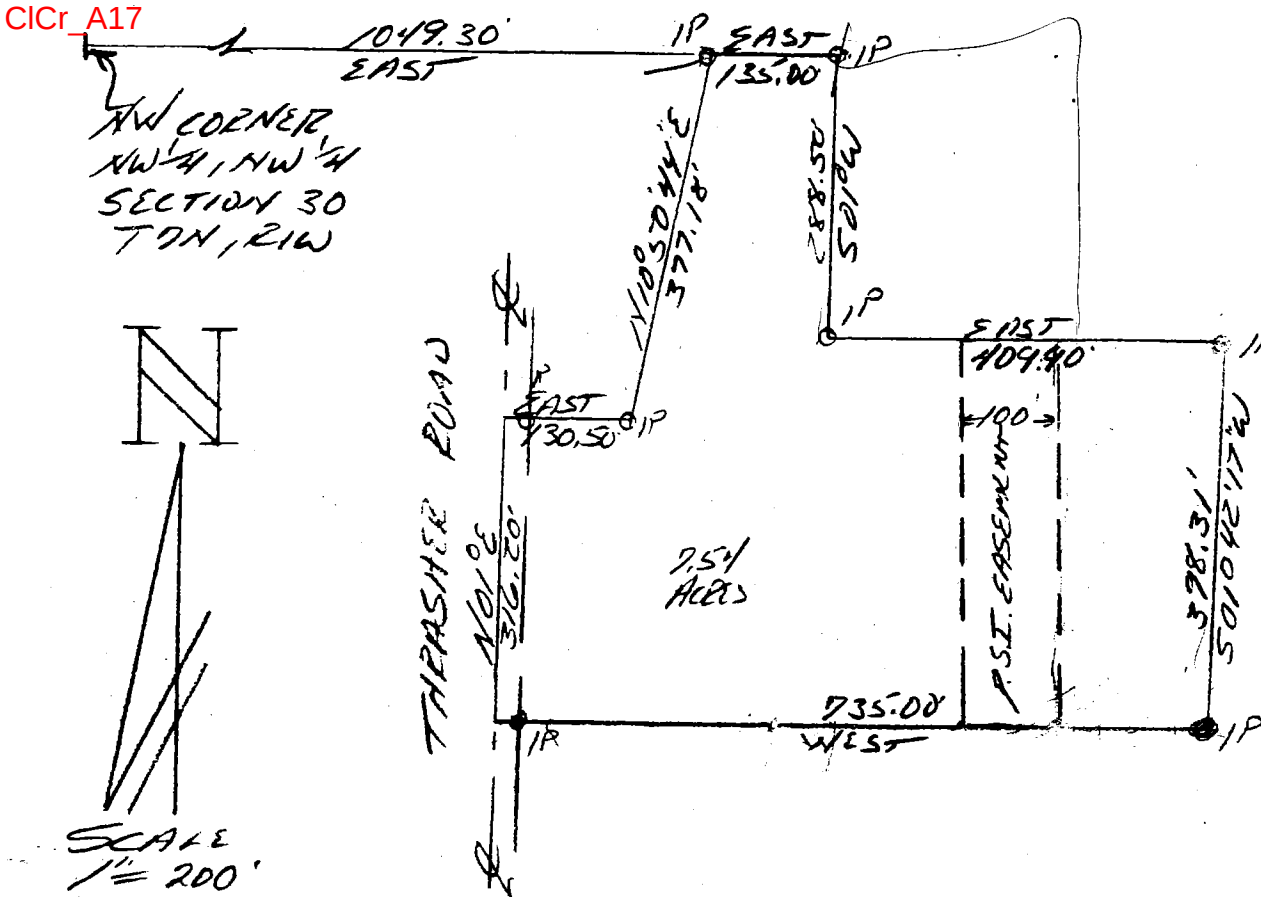
Lee Utt
Lee Utt, R.L.S. #50089, Indiana
1604 S. Henderson St.
Bloomington, Indiana 47401

CC-30

MARGARET GRAHAM

EXHIBIT A

Blk 30 Clear Creek



DESCRIPTION:

A part of the Northwest quarter of the Northwest quarter of Section 30, Township 7 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point that is 1049.30 feet East of the Northwest corner of said Section 30; thence running East for a distance of 135.00 feet; thence running South 01 degree West for a distance of 288.50 feet; thence running East for a distance of 409.90 feet; thence running South 01 degree 42 minutes 17 seconds West for a distance of 398.31 feet; thence running West for a distance of 735.00 feet and to the centerline of Thrasher Road; thence running North 01 degree East along the centerline of Thrasher Road for a distance of 316.20 feet; thence leaving said centerline and running East for a distance of 130.50 feet; thence running North 10 degrees 50 minutes 44 seconds East for a distance of 377.18 feet and to the point of beginning. Containing 7.54 acres, more or less. Subject to a 25.00 foot County Highway right-of-way easement. Subject to a recorded 100.00 foot P.S.I. Easement.



Raymond Graham
RAYMOND GRAHAM
RPE 8409 LS 9978 Indiana
3215 N. Smith Pike
Bloomington, Indiana
November 9, 1988

2950 ...
P.O.R. 1644, Bloomington, Ind.

Warranty Deed

This Indenture Witnesseth, That FREDDIE M. GRUBB, an adult,

of Monroe County, in the State of Indiana
Convey and Warrant to MARGARET GRAMM

of Monroe County, in the State of Indiana, for and in consideration
of One Dollar (\$1.00) and other valuable consideration not expressed herein
the receipt whereof is hereby acknowledged, the following described Real Estate in

County in the State of Indiana, to-wit:

A part of the Northwest Quarter of Section Thirty (30) in Township Seven (7) North, Range One (1) West, described as follows: Commencing at a point on the North line of the Northwest Quarter of said Section where the dirt road makes a right angle turn to the West; thence running South One Hundred Two (102) rods; thence East One Hundred Ten (110) rods; thence North Eighty-five and One-half ($85\frac{1}{2}$) rods; thence West Ninety (90) rods thence North Seventeen and One-half ($17\frac{1}{2}$) rods; thence West Twenty (20) rods to the place of beginning, containing Sixty-two (62) acres, more or less.

EXCEPT Thirty-one (31) acres by parallel lines off of the South side of the above described tract of land.

ALSO EXCEPTING: A part of the Northwest Quarter of Section 30, Township 7, North, Range 1 West, in Monroe County, Indiana, bound and described as follows, to-wit: Beginning at a point on the North line of said Northwest Quarter of Section 30, said point being 1620 feet West of the Northeast corner of said Quarter Section; running thence West over and along the North line of said Quarter Section a distance of 195 feet, more or less, and to the center line of the dirt road where the said road makes a right angel turn to the West; running thence South a distance of $370\frac{1}{2}$ feet; thence running East a distance of $130\frac{1}{2}$ feet; thence running in a Northeasterly direction for a distance of 378 feet, and to the point of beginning.

ALSO EXCEPTING: a part of the Northwest Quarter of Section Thirty (30), Township Seven (7) North, Range One (1) West, in Monroe County, Indiana, bound and described as follows, to-wit: Beginning at a point that is One Thousand Four Hundred Twenty-five and Thirty-five Hundredths (1425.35) feet East and Two Hundred Eighty-eight and Fifty Hundredths (288.50) feet South of the Northwest corner of the Northwest Quarter; thence South for Six Hundred Two (602) feet; thence east for One Thousand Eighty (1080.00) feet to the center line of a county road; thence North along the road center line for One Hundred (100.00) feet; thence North Zero degrees Thirty-three (33) minutes West along the road centerline for Five Hundred Ten and Forty-five Hundredths (510.45) feet; thence leaving the road centerline and running South Eighty-nine (89) degrees Thirty-three (33) minutes West for One Thousand Seventy-five and Ten Hundredths (1075.10) feet and to the point of beginning, containing in all Fifteen (15) acres, more or less.

ALSO EXCEPTING: A part of the Northwest Quarter of Section Thirty (30), Township Seven (7) North, Range One (1) West, in Monroe County, Indiana, bound and described as follows, to-wit: Beginning at a point Eight Hundred Fifty Four and Thirty Hundredths (854.30) feet East and Seven Hundred Eighty-six and Seventy Hundredths (786.70) feet South of the Northwest corner of the said Northwest Quarter and on the center line of a county road; thence South on the road centerline for One Hundred (100) feet; thence East for Eight Hundred Seventy-one and Twenty Hundredths (871.20) feet; thence North One Hundred (100) feet; thence West for Eight Hundred Seventy-one and Twenty Hundredths (871.20) feet and to the point of beginning, containing Two (2) acres, more or less.

ALSO EXCEPTING: A part of the Northwest Quarter of Section Thirty (30), Township Seven (7) North, Range One (1) West, Monroe County, Indiana, bound and described as follows, to-wit: Beginning at a point in the center line of a county road, said point of beginning being 585.7 feet South and 854.3 feet East of the Northwest corner of said Northwest Quarter; thence from said point of beginning and with the centerline of said road and running South for 100 feet; thence leaving the centerline of said road and running east for 871.2 feet; thence South for 100 feet; thence East for 90 feet; thence with an existing fence line and running North 03° 22' East for 200 feet; thence West for 973 feet and to the point of beginning, containing 2.44 acres, more or less.

Subject to the second installment of taxes for 1987 due and payable in November, 1988, and all subsequent taxes.

Subject to the right-of-way of Thrasher Road along the West side of the above described real estate.

Subject to an Electric Pole Line Easement to Public Service Company of Indiana, Inc., recorded December 5, 1956, at page 302 of Deed Record 122 in the office of the Recorder of Monroe County, Indiana.

Subject to Gas Line Easement to Indiana Gas Company, Inc., recorded March 17, 1971, at page 78 of Deed Record 202 in the office of the Recorder of Monroe County, Indiana.

Subject to the unpaid balance due of that certain Mortgage in the original principal amount of \$48,861.00, dated January 18, 1985, and recorded January 30, 1985, at pages 524 through 526 of Mortgage Record A384, in which FREDDIE M. GRUBB is the Mortgagor and CONSOLIDATED FINANCIAL NETWORK, INC., is the Mortgagee; assigned to FLEET MORTGAGE CORP., by Assignment recorded January 30, 1985, at page 16 of Release and Assignment Record 56 all in the office of the Recorder of Monroe County, Indiana.

The above described real estate being more particularly described in a Survey by Raymond Graham R.L.S. 9978, Indiana, dated November 9, 1988, attached hereto as Exhibit A.

Grantor herein hereby certifies that Stella M. Grubb held a life estate in the above described real estate; that said Stella M. Grubb died on June 9, 1980, and all debts, funeral expenses and taxes in connection with her death have been paid.

In Witness Whereof, the said FREDDIE M. GRUBB, an adult,

has hereunto set his hand and seal this 21st day of January 19 89

Freddie M. Grubb (Seal) _____ (Seal)
FREDDIE M. GRUBB

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF INDIANA, COUNTY OF MONROE, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of January, A. D., 1989, personally appeared the within named FREDDIE M. GRUBB, an adult,

Grantor in the above conveyance, and acknowledged the execution of the same to be his voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires July 11, 1992 Robin D. McElathorn Notary Public
residing in Monroe County, Indiana

222'
WEST

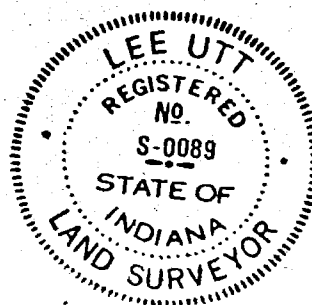
240'

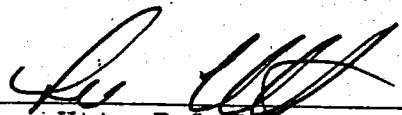
RSID000442

Legal description

Keutzer

A part of the Northwest quarter and a part of the Southwest quarter of Section 30, Township 7 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point on the line dividing the said Northwest quarter and the Southwest quarter, said point of beginning being 825 feet East of the West 1/2 mile corner of said Section 30; thence from said point of beginning and running North for 957 feet; thence East for 882 feet; thence South for 1481.7 feet, more or less; thence West for 222 feet; thence North for 524.7 feet and to the line dividing said Northwest quarter and the Southwest quarter; thence West for 660 feet and to the point of beginning. Containing 22.05 acres, more or less.




Lee Utt, R.L.S. #S0089, Indiana
1604 S. Henderson Street
Bloomington, Indiana 47401
June 1, 1992

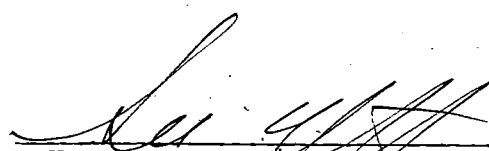
Surveyor's Note: The above plat and description does not represent a field survey.

LEE UTT

REGISTERED LAND SURVEYOR No. S0089, INDIANA
PHONE 332-6366
1604 S. HENDERSON STREET
BLOOMINGTON, INDIANA 47401

Legal description: Tract "B" Kinser

A part of the Northeast quarter of Section 30, Township 7 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point in the centerline of Ketcham Road, said point of beginning being 1924.52 feet South and 343.86 feet East of the Northwest corner of said Northeast quarter; thence from said point of beginning and running South 83 degrees 53 minutes 06 seconds West for 215.02 feet and to a set 5/8 inch iron pin, passing a set 5/8 inch iron pin at 24.19 feet; thence South 01 degree 18 minutes 10 seconds East for 54.37 feet and to a set 5/8 inch iron pin; thence South 89 degrees 05 minutes 01 seconds East for 238.52 feet and to the centerline of said Ketcham Road; thence with the centerline of Ketcham Road and running North 17 degrees 44 minutes 03 seconds West for 85.12 feet and to the point of beginning. Containing 0.29 acre, more or less.


Lee Utt, R. L. S. # 80089, Indiana
December 30, 1994



LEE UTT

REGISTERED LAND SURVEYOR No. S0089, INDIANA

PHONE 332-6366

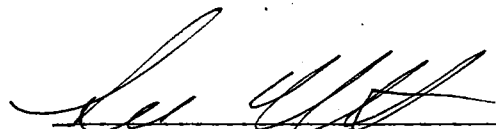
1604 S. HENDERSON STREET

BLOOMINGTON, INDIANA 47401

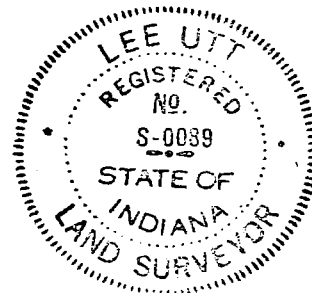
Legal description: Tract "A"

Kinser

A part of the Northeast quarter and a part of the Northwest quarter of Section 30, Township 7 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a set railroad spike in the centerline of Ketcham Road, said point of beginning being 1825.52 feet South and 312.20 feet East of the North One half mile corner of said Section 30; thence from said point of beginning and along the South line of Heath Estates and running North 89 degrees 05 minutes 01 seconds West for 1263.71 feet and to a found iron pipe; thence South 02 degrees 26 minutes 32 seconds East for 179.44 feet and to a set 5/8 inch iron pin; thence South 89 degrees 05 minutes 01 seconds East for 1075.14 feet and to a set 5/8 inch iron pin; thence North 01 degrees 18 minutes 10 seconds West for 54.37 feet and to a set 5/8 inch iron pin; thence North 83 degrees 53 minutes 06 seconds East for 215.02 feet and to the centerline of Ketcham Road, passing a set 5/8 inch iron pin at 190.83 feet; thence with the centerline of Ketcham Road and running North 17 degrees 44 minutes 03 seconds West for 103.94 feet and to the point of beginning. Containing 4.95 acres, more or less.



Lee Utt, R. L. S. # S0089, Indiana
December 30, 1994



LEE UTT
Registered Land Surveyor No. S0089, Indiana
Phone 332-6366
1604 S. Henderson Street
Bloomington, Indiana 47401

SURVEYORS' S REPORT

Kinser

Section 30, Township 7 North, Range 1 West, Monroe County, Indiana
December 30, 1994

1.

In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observation and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of

- a) Variances in the reference monuments;
- b) Discrepancies in record descriptions and plats;
- c) Inconsistencies in lines of occupation;
- d) Random error in measurements (theoretical uncertainty)

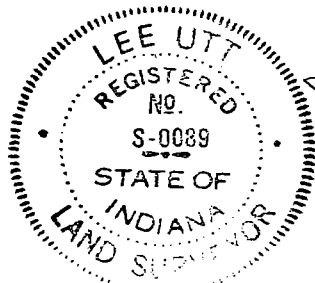
The theoretical uncertainty (due to random errors in measurements) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25) as defined in 1AC864.

The subject tract are described in documents obtained from public records.

This survey was made to correctly described the individual tract so as to accomodate the physical boundaries of the individual tracts and consequently described so that the tracts may be properly shown in public records

Monuments were either found or set as shown on the plat of survey

As a result of the above observation, it is my opinion that the uncertainties in the location of the lines and corners are compatible with the standard of accuracy as stated above



Lee Utt
Lee Utt, R.L.S. #S0089, Indiana
1604 S. Henderson Street
Bloomington, Indiana 47401

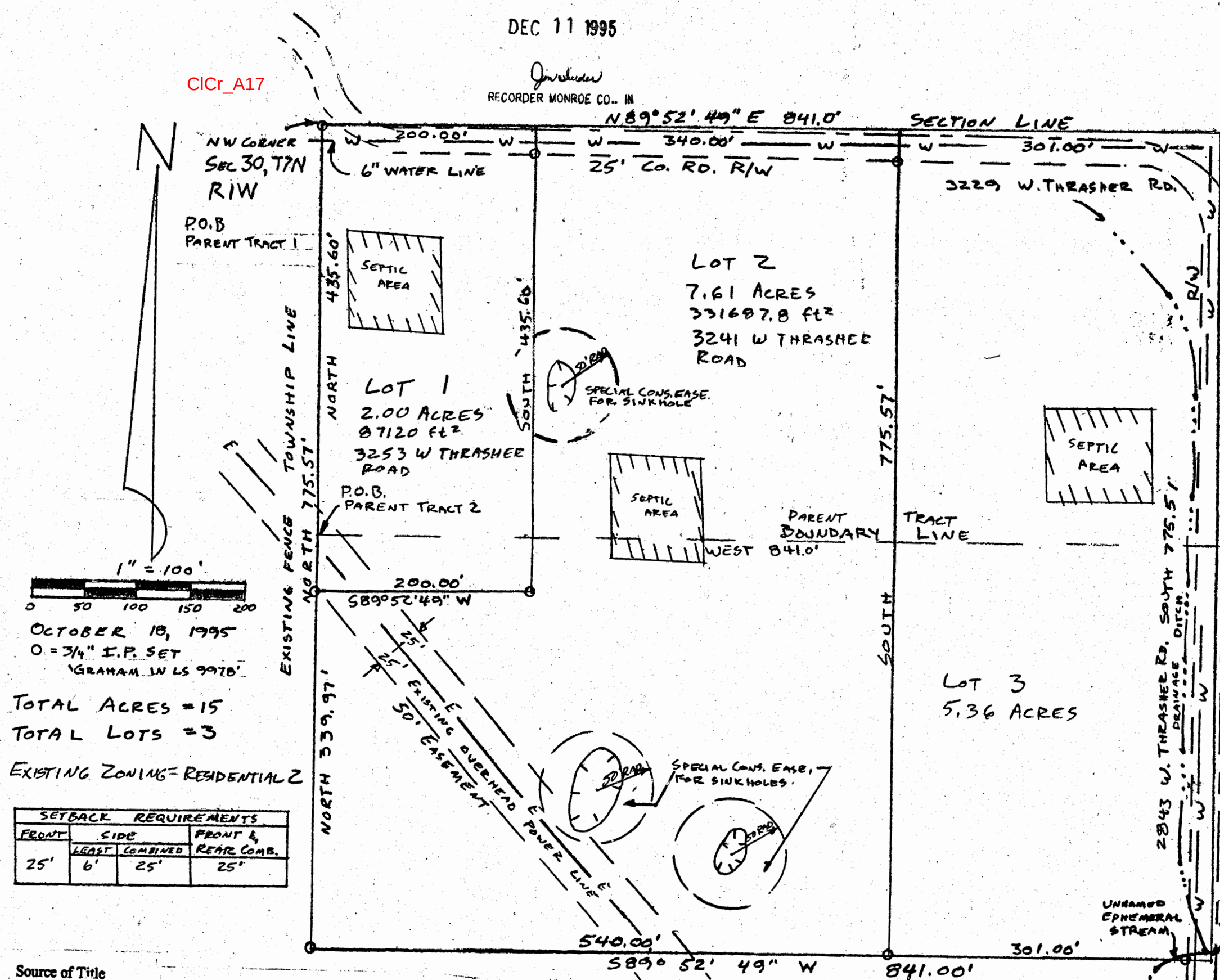
518228

TICEN ACRES SUBDIVISION

FINAL PLAT

RECORDED
A.M. P.M. 2:27

DEC 11 1995

RECORDED
RECORD MONROE CO., IN

TOTAL ACRES = 15
TOTAL LOTS = 3

EXISTING ZONING = RESIDENTIAL 2

SETBACK REQUIREMENTS			
FRONT	SIDE	FRONT & SIDE	REAR COR.
25'	6'	25'	25'

Source of Title
Tract 1 DR 483 P 490

A part of the Northwest quarter of Section 30, Township 7 North, Range 1 West, more particularly described as follows: Beginning at the northwest corner of the said quarter Section; thence along the North line of said Section North 89 degrees 52 minutes 49 seconds East 841.00 feet; thence leaving said North line South 387.785 feet; thence South 89 degrees 52 minutes 49 seconds West 841.00 feet to the West line of said section; thence along said West line North 387.785 feet to the point of beginning. Containing in all 7.49 acres, more or less.

Tract 2 DR 483 P 492

A part of the Northwest quarter of Section 30, Township 7 North, Range 1 West, more particularly described as follows: Commencing at the Northwest corner of the said quarter Section; thence along the West line of said quarter section South 387.785 feet to the point of beginning; thence leaving said West line North 89 degrees 52 minutes 49 seconds East 841.00 feet; thence South 387.785 feet; thence South 89 degrees 52 minutes 49 seconds West 841.00 feet to the West line of said quarter Section; thence along said West line North 387.785 feet to the point of beginning, containing in all 7.49 acres, more or less.

Certificate of improvement by Owner

The undersigned do hereby certify to the Monroe County Plan Commission that they have met all required specifications in accordance with this ordinance as to improvements and their installation, and that there are buildable lots on each lot platted in this subdivision.

Signed and Sealed December 4th, 1995.Byron Ticen
(Signature)Mary Ticen
(Signature)

(SEAL)

Inspected and Approved by

Coordinator

Subscribed and Sworn to before me, a Notary this 4th day of December, 1995.

Commission Expires

9/12/97

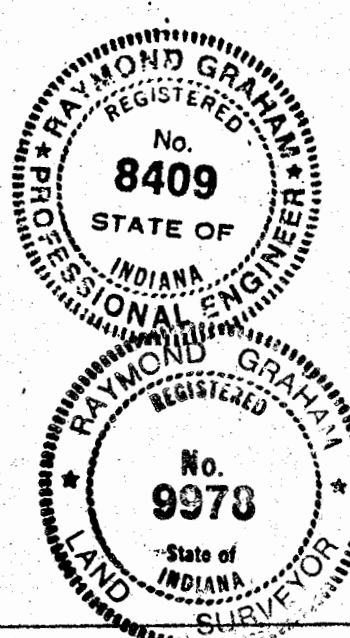
Lee Ann Merry
(Signature)

Owner and Developer:
Byron and Mary Ticen
2801 West Thrasher Rd.
Bloomington, IN 47403
(812) 824-9547

I certify that I am a registered professional land surveyor licensed under the laws of Indiana; that this plat accurately represents a survey made by me on September 1, 1995; that the monuments exist; and that their locations, sizes, types and materials are accurately shown

Raymond Graham
(Signature)

Raymond Graham
IN RPE 8409
3215 N. Smith Pike
Bloomington IN
(812) 336-3509



DEED OF DEDICATION

We, the owners of the real estate described below, certify that we have subdivided and platted it according to this plat.

The subdivision is called Ticen Acres Subdivision, an addition to the Northwest quarter of Section 30, Township 7 North, Range 1 West, Monroe County, Indiana. The streets and alleys shown, as far as they have not already been so dedicated, are dedicated to the public.

Front and side yard setback lines are established as shown on the plat. Between them and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

The strips of ground 50' feet wide that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines and wires. Buildings or other structures shall not be erected or maintained on these strips.

RESTRICTIONS AND PROTECTIVE COVENANTS:

- All lots in the said subdivision shall be known and described as residential lots, shall be sold and used solely for residential purposes and shall not be used for any business or commercial purposes.
- Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Utilities may be installed within the platted right of way of Thrasher Road.
- No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other building shall be used on any lot at any time as a residence, either temporarily or permanently.
- No residence shall be established or maintained in any manner within this subdivision except in a complete and finished dwelling, meeting all of the requirements of the restrictions.
- There shall be no pre-manufactured housing allowed.
- No dwelling shall be constructed, erected or relocated in this subdivision unless it shall have a minimum finished living area, excluding basement, of 1200 square feet for a single story, or 800 square feet on the first floor of a two story house. Open porches and breezeway or garages shall not be counted as a part of the minimum finished area.
- Every dwelling shall have a twelve (12) foot minimum driveway from the street to the building set-back line or garage, if one is constructed. All residents are to park off the street on these driveways.
- All structures and lawns are to be maintained in a neat, clean and sanitary condition, with no accumulation of junk, trash, or debris, including non-operable vehicles.
- The owner of such lot shall be liable for and hereby assumes and agrees to maintain his property neat and clean and free of any paper, trash, weeds or any unsightly growth. No lot shall be used or maintained as a dumping ground for rubbish nor shall the lot be used for the open storage of junk or other materials. Trash, garbage or other waste shall be kept in a clean and sanitary container. All vehicles parked on lots in this subdivision must be licensed and operable. There shall be no repair of automobiles outside of the garage area.
- Any storage or accessory buildings are to be maintained in a neat, clean and sanitary manner, and compatible to their surroundings.
- No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot except that a dog, a cat or other recognized household pet may be kept, providing they are not kept, bred or maintained for any commercial purpose. No dogs shall be allowed to roam at will. Individual lot owners shall be responsible for control of their dog by way of a fenced area or leash.
- No lot shall be sold without obtaining a permit for sewage disposal system from the Monroe County Health Department or its succeeding agency. No cesspools or outside privy toilets shall be allowed.
- Conveyance of all lots in this addition shall be by lot number with reference to the plat. Title to each lot shall be subject to the restrictions set forth herein.
- The right to enforce these provisions by injunction, or together with the right of cause the removal, by due process of law, of any structure erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the lots in this subdivision and to their heirs and assigns.
- The tracts of ground marked "Special Conservancy easements" are owned by the owners of the lots that they respectively affect. No structures are to be erected in these areas. No trash shall be dumped or burned in these areas.

These restrictions run with the land and bind all persons until January 1, 2020. At that time, and at the close of each succeeding ten-year period, each currently effective restriction is extended for the succeeding ten-year period, unless before the close of the current period a majority of the current owners vote to change it. Invalidity of a restriction by a court does not affect other restrictions not otherwise invalidated.

These restrictions shall be enforced by injunction, including action by due process of law to remove all or part of any offending structure, brought by the owner of any lot in the subdivision.

Signed and Sealed December 4th, 1995.

(SEAL)

Byron Ticen
(Signature)Mary Ticen
(Signature)

Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, this plat was approved by the Monroe

County Plan Commission at a meeting held November 21, 1995

MONROE COUNTY PLAN COMMISSION

Jim Tilton
(President)Kevin D. Buckhart
(Secretary)

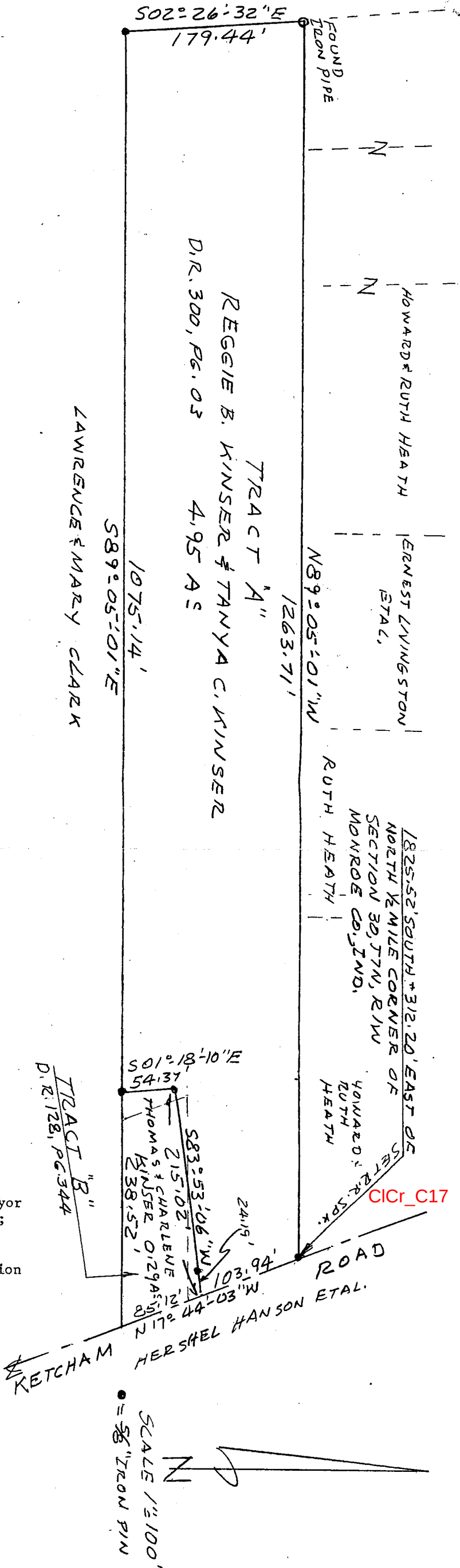
(SEAL)

DULY ENTERED
FOR TAXATION

DEC 11 1995

Margaret Cook
Auditor Monroe County, Indiana

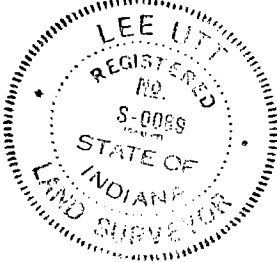
BENJAMIN & WANDA KEUTZER

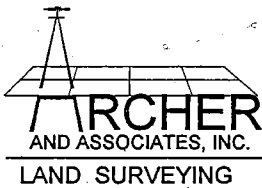


STATE OF INDIANA)
COUNTY OF MONROE) SS:

I, Lee Utt, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat and attached descriptions represents a survey completed by me on this 3rd day of January, 1995; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.

Lee Utt, R. L. S. # S0089, Indiana
1604 South Henderson St.
Bloomington, Indiana 47401





Steve Archer
P.O.Box 1296
Bloomington, IN 47402
(812)334-8941
(812)323-7699 fax

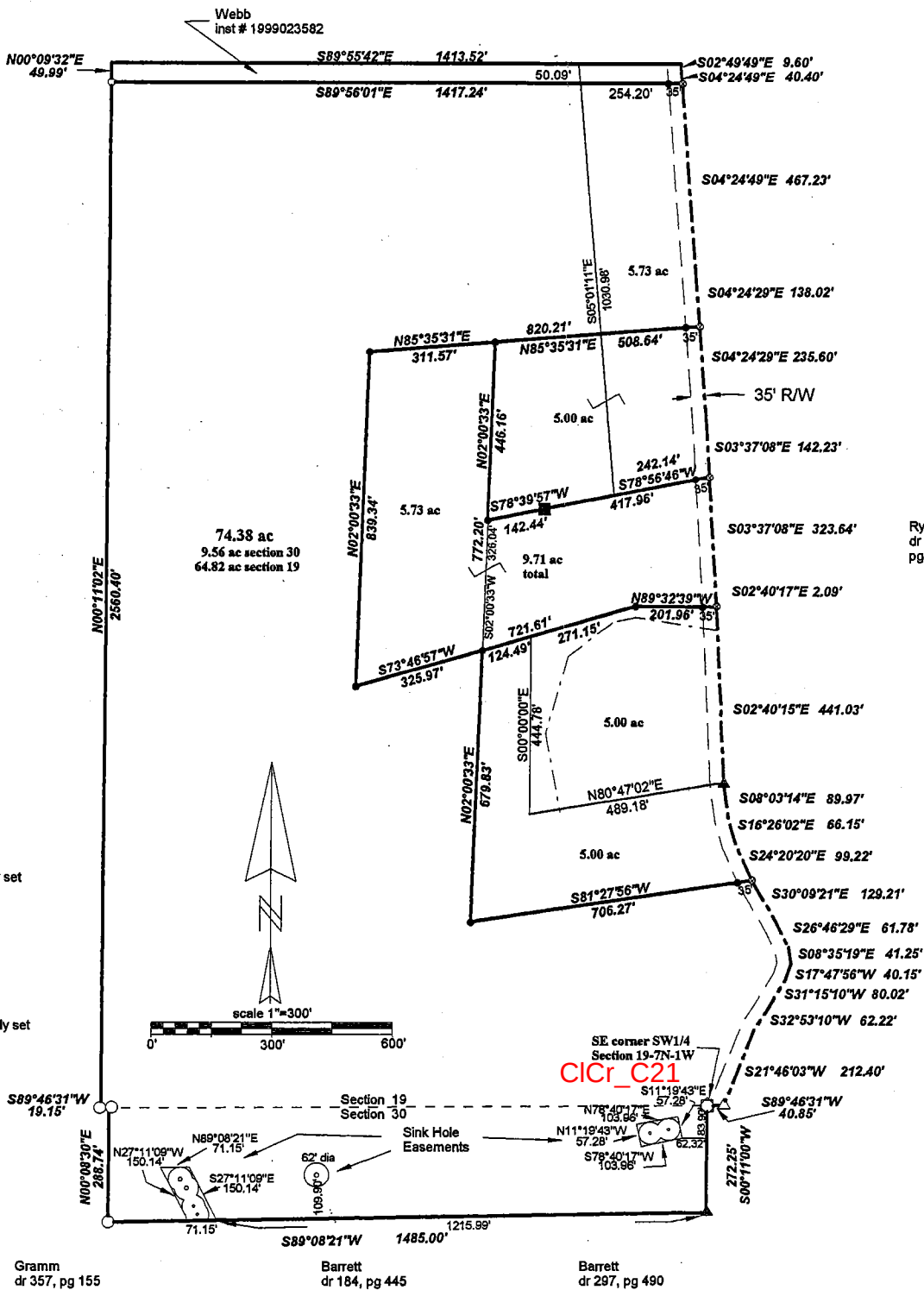
Client
Owner of Record
Barger, John F. & Cheryl J.
deed record 417, page 248

Basis of Bearings
south line of section 19
rotated to S89°46'31"W

Finley
dr 243
pg 313

Thrasher
dr 450
pg 630

- ⊙ P.K.Nail set
- Iron pin found
- ▲ R.R.Spike previously set
- △ R.R.Spike found
- fence corner
- ⊙ rebar found
- 5/8" rebar w/cap set
- rebar w/cap previously set



Clear Creek 19
(small piece in sec 30)

I, Steven W. Archer, hereby certify that I am a Registered Land Surveyor, licensed with the Laws of the State of Indiana, and that the above plat and descriptions correctly represent a land survey performed by me or under my direct supervision and that the monuments shown thereon actually exist and are to the best of my knowledge and belief accurately shown
November 17th, 2003

Steven W. Archer
RLS 8700094





(812) 334-8941

P. O. Box 1296
Bloomington, IN 47402

LAND SURVEYING

Sowder to Sowder

Part of the Southwest quarter and part of the Southeast quarter of Section 19, Township 7 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows: Beginning at a P. K. nail set in the centerline of Ketchum Road 1247.45 feet North and 15.52 feet East of a rebar found marking the Southeast corner of said Southwest quarter; thence leaving said centerline North Eighty-nine (89) degrees, Thirty-two (32) minutes, Thirty-nine (39) seconds West 201.96 feet to a 5/8 inch rebar with cap previously set [passing a 5/8 inch rebar with cap set at 35.00 feet]; thence South Seventy-three (73) degrees, Forty-six (46) minutes, Fifty-seven (57) seconds West 721.61 feet to a 5/8 inch rebar with cap set; thence North Two (02) degrees, Zero (00) minutes, Thirty-three (33) seconds East 839.34 feet to a 5/8 inch rebar with cap set; thence North Eighty-five (85) degrees, Thirty-five (35) minutes, Thirty-one (31) seconds East 311.57 feet to a 5/8 inch rebar with cap set; thence South Two (02) degrees, Zero (00) minutes, Thirty-three (33) seconds West 446.16 feet to a 5/8 inch rebar with cap set; thence North Seventy-eight (78) degrees, Thirty-nine (39) minutes, Fifty-seven (57) seconds East 142.44 feet to a fence corner; thence North Seventy-eight (78) degrees, Fifty-six (56) minutes, Forty-six (46) seconds East 417.96 feet to a P. K. nail set in the centerline of Ketchum Road [passing a 5/8 inch rebar with cap set at 382.96 feet]; thence along said centerline the following 2 bearings and distances: South Three (03) degrees, Thirty-seven (37) minutes, Eight (08) seconds East 323.64 feet; thence South Two (02) degrees, Forty (40) minutes, Seventeen (17) seconds East 2.09 feet to the point of beginning. Containing 9.71 acres, more or less.

Subject to a 35 feet wide right-of-way off the entire East end of the above-described property being 35 feet from the centerline of Ketchum Road.

Monroe County Plan Commission

In accordance with the Subdivision Control Ordinance, this parcel was created by Administrative Subdivision, TYPE E on DEC. 5, 2003

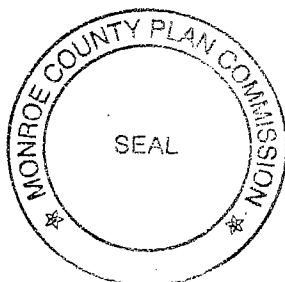


EXHIBIT A



(812) 334-8941

P. O. Box 1296
Bloomington, IN 47402

LAND SURVEYING

Sowder to Fred Barger

Part of the Southwest quarter of Section 19, Township 7 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows: Beginning at a P. K. nail set in the centerline of Ketchum Road 1572.54 feet North and 5.02 feet West of a rebar found marking the Southeast corner of said Southwest quarter; thence leaving said centerline South Seventy-eight (78) degrees, Fifty-six (56) minutes, Forty-six (46) seconds West 242.14 feet [passing a 5/8 inch rebar with cap set at 35.00 feet]; thence North Five (05) degrees, One (01) minute, Eleven (11) seconds West 1030.98 feet; thence South Eighty-nine (89) degrees, Fifty-six (56) minutes, Four (04) seconds East 254.20 feet to a P. K. nail set in the centerline of Ketchum Road; thence along said centerline the following bearings and distances: South Four (04) degrees, Twenty-four (24) minutes, Forty-nine (49) seconds East 467.23 feet; thence South Four (04) degrees, Twenty-four (24) minutes, Twenty-nine (29) seconds East 373.62 feet; thence South Three (03) degrees, Thirty-seven (37) minutes, Eight (08) seconds East 142.23 feet to the point of beginning. Containing 5.73 acres, more or less.

Subject to a 35 feet wide right-of-way off the entire East end of the above-described property being 35 feet from the centerline of Ketchum Road.

Monroe County Plan Commission

In accordance with the Subdivision Control Ordinance, this parcel was created
by Administrative Subdivision, TYPE E on DEC. 5, 2003

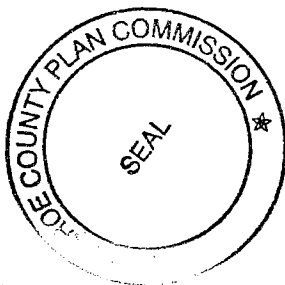
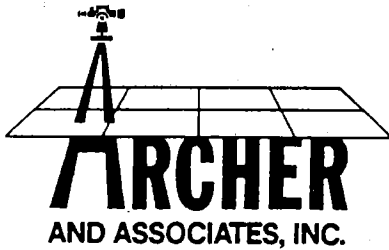


EXHIBIT A



(812) 334-8941

P. O. Box 1296
Bloomington, IN 47402

LAND SURVEYING

Page 1 of 2

Fred Barger to Fred Barger

Part of the Southeast quarter and part of the Southwest quarter of Section 19, and part of the Northwest quarter of Section 30, all in Township 7 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows: Beginning at a rebar found marking the Southeast corner of said Southwest quarter thence South Zero (00) degrees, Eleven (11) minutes, Zero (00) seconds West 272.25 feet to a spike previously set; thence South Eighty-nine (89) degrees, Eight (08) minutes, Twenty-one (21) seconds West 1485.00 feet to a rebar previously set; thence North Zero (00) degrees, Eight (08) minutes, Thirty (30) seconds East 288.74 feet to a rebar previously set on the South line of said Section 19; thence along said South line South Eighty-nine (89) degrees, Forty-six (46) minutes, Thirty-one (31) seconds West 19.15 feet to a rebar previously set; thence North Zero (00) degrees, Eleven (11) minutes, Zero (00) seconds East 2560.40 feet to an iron pin found; thence South Eighty-nine (89) degrees, Fifty-six (56) minutes, One (01) second East 1417.24 feet to a P. K. nail set in the centerline of Ketchum Road [passing a 5/8 inch rebar with cap set at 1382.24 feet]; thence along said centerline South Four (04) degrees, Twenty-four (24) minutes, Forty-nine (49) seconds East 467.23 feet; thence South Four (04) degrees, Twenty-four (24) minutes, Twenty-nine (29) seconds East 138.02 feet to a P. K. nail set; thence leaving said centerline South Eighty-five (85) degrees, Thirty-five (35) minutes, Thirty-one (31) seconds West 820.21 feet to a 5/8 inch rebar with cap set [passing a 5/8 inch rebar with cap set at 35.00 feet]; thence South Two (02) degrees, Zero (00) minutes, Thirty-three (33) seconds West 839.34 feet to a 5/8 inch rebar with cap set; thence North Seventy-three (73) degrees, Forty-six (46) minutes, Fifty-seven (57) seconds East 325.97 feet to a 5/8 inch rebar with cap set; thence South Two (02) degrees, Zero (00) minutes, Thirty-three (33) seconds West 679.83 feet to a 5/8 inch rebar with cap set; thence North Eighty-one (81) degrees, Twenty-seven (27) minutes, Fifty-six (56) seconds East 706.27 feet to a P. K. nail set in the centerline of Ketchum Road [passing a 5/8 inch rebar with cap set at 671.27 feet]; thence along said centerline the following bearings and distances: South Thirty (30) degrees, Nine (09) minutes, Twenty-one (21) seconds East 129.21 feet; thence South Twenty-six (26) degrees, Forty-six (46) minutes, Twenty-nine (29) seconds East 61.78 feet; thence South Eight (08) degrees, Thirty-five (35) minutes, Nineteen (19) seconds East 41.25 feet; thence South Seventeen (17) degrees, Forty-seven (47) minutes, Fifty-six (56) seconds West 40.15 feet; thence South Thirty-one (31) degrees, Fifteen (15) minutes, Ten (10) seconds West 80.02 feet; thence South Thirty-two (32) degrees, Fifty-three (53) minutes, Ten (10) seconds West 62.22 feet; thence South Twenty-one (21) degrees, Forty-six (46) minutes, Three (03) seconds West 212.40 feet to a spike found on the South line of said Section 19; thence leaving said centerline and along said South line South Eighty-nine (89) degrees, Forty-six (46) minutes, Thirty-one (31) seconds West 40.85 feet to the point of beginning. Containing 74.38 acres, more or less.

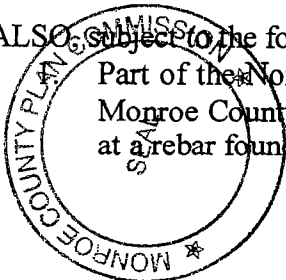
64.82 acres in Section 19

9.56 acres in Section 30

Subject to a 35 feet wide right-of-way off that part of the above-described property that abuts Ketchum Road, said right-of-way being 35 feet from the centerline of Ketchum Road.

ALSO, subject to the following 3 sinkhole conservancy easements:

Part of the Northwest quarter of Section 30, Township 7 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows: Beginning at a rebar found marking the Northeast corner of said Northwest quarter; thence



EXHIBIT

A

4/6



(812) 334-8941

P. O. Box 1296
Bloomington, IN 47402

LAND SURVEYING

Fred Barger to Fred Barger

Part of the Southwest quarter of Section 19, Township 7 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows: Beginning at a P. K. nail set in the centerline of Ketchum Road 1572.54 feet North and 5.02 feet West of a rebar found marking the Southeast corner of said Southwest quarter; thence leaving said centerline South Seventy-eight (78) degrees, Fifty-six (56) minutes, Forty-six (46) seconds West 417.96 feet to a fence corner [passing a 5/8 inch rebar with cap set at 35.00 feet]; thence South Seventy-eight (78) degrees, Thirty-nine (39) minutes, Fifty-seven (57) seconds West 142.44 feet to a 5/8 inch rebar with cap set; thence North Two (02) degrees, Zero (00) minutes, Thirty-three (33) seconds East 446.16 feet to a 5/8 inch rebar with cap set; thence North Eighty-five (85) degrees, Thirty-five (35) minutes, Thirty-one (31) seconds East 508.64 feet to a P. K. nail set in the centerline of Ketchum Road [passing a 5/8 inch rebar with cap set at 473.64 feet]; thence along said centerline the following 2 bearings and distances: South Four (04) degrees, Twenty-four (24) minutes, Twenty-nine (29) seconds East 235.60 feet; thence South Three (03) degrees, Thirty-seven (37) minutes, Eight (08) seconds East 142.23 feet to the point of beginning. Containing 5.00 acres, more or less.

Subject to a 35 feet wide right-of-way off the entire East end of the above-described property being 35 feet from the centerline of Ketchum Road.

Monroe County Plan Commission
In accordance with the Subdivision Control Ordinance, this parcel was created
by Administrative Subdivision, TYPE E on DEC 5, 2003



EXHIBIT

A



(812) 334-8941

P. O. Box 1296
Bloomington, IN 47402

LAND SURVEYING

Fred Barger to Sowder

Part of the Southwest quarter of Section 19, Township 7 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows: Beginning at a 5/8 inch rebar with cap set 1138.56 feet North and 566.32 feet West of a rebar found marking the Southeast corner of said Southwest quarter; thence South Seventy-three (73) degrees, Forty-six (46) minutes, Fifty-seven (57) seconds West 325.97 feet to a 5/8 inch rebar with cap set; thence North Two (02) degrees, Zero (00) minutes, Thirty-three (33) seconds East 839.34 feet to a 5/8 inch rebar with cap set; thence North Eighty-five (85) degrees, Thirty-five (35) minutes, Thirty-one (31) seconds East 311.57 feet to a 5/8 inch rebar with cap set; thence South Two (02) degrees, Zero (00) minutes, Thirty-three (33) seconds West 772.20 feet to the point of beginning. Containing 5.73 acres, more or less.

Monroe County Plan Commission

In accordance with the Subdivision Control Ordinance, this parcel was created by Administrative Subdivision, TYPE E on DEC. 5, 2003

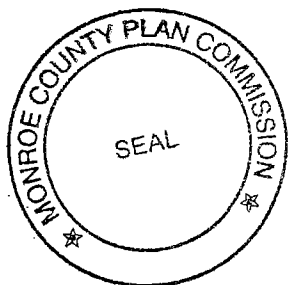


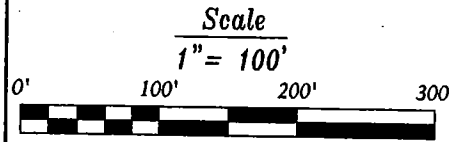
EXHIBIT A

6/6

PRINCE ADMINISTRATIVE SUBDIVISION TYPE "A"

SECTION 30, T-7-N, R-1-W,
MONROE COUNTY, INDIANA.

Survey per Chris Spiels



SUBDIVIDER/DEVELOPER

ROBERT B. PRINCE & STELLA J. PRINCE
2203 W. POPCORN ROAD
SPRINGVILLE, INDIANA 47462
PHONE #: (812) 824-4985

SOURCE OF TITLE:

D.R. 298, Pg. 488

Surveyor's Certification:

I, Lee Utt, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat and attached descriptions accurately represents a survey completed by me and that all monuments shown thereon actually exist; and that their location, size and type are, to the best of my knowledge, accurately shown.

5/12/05

Date

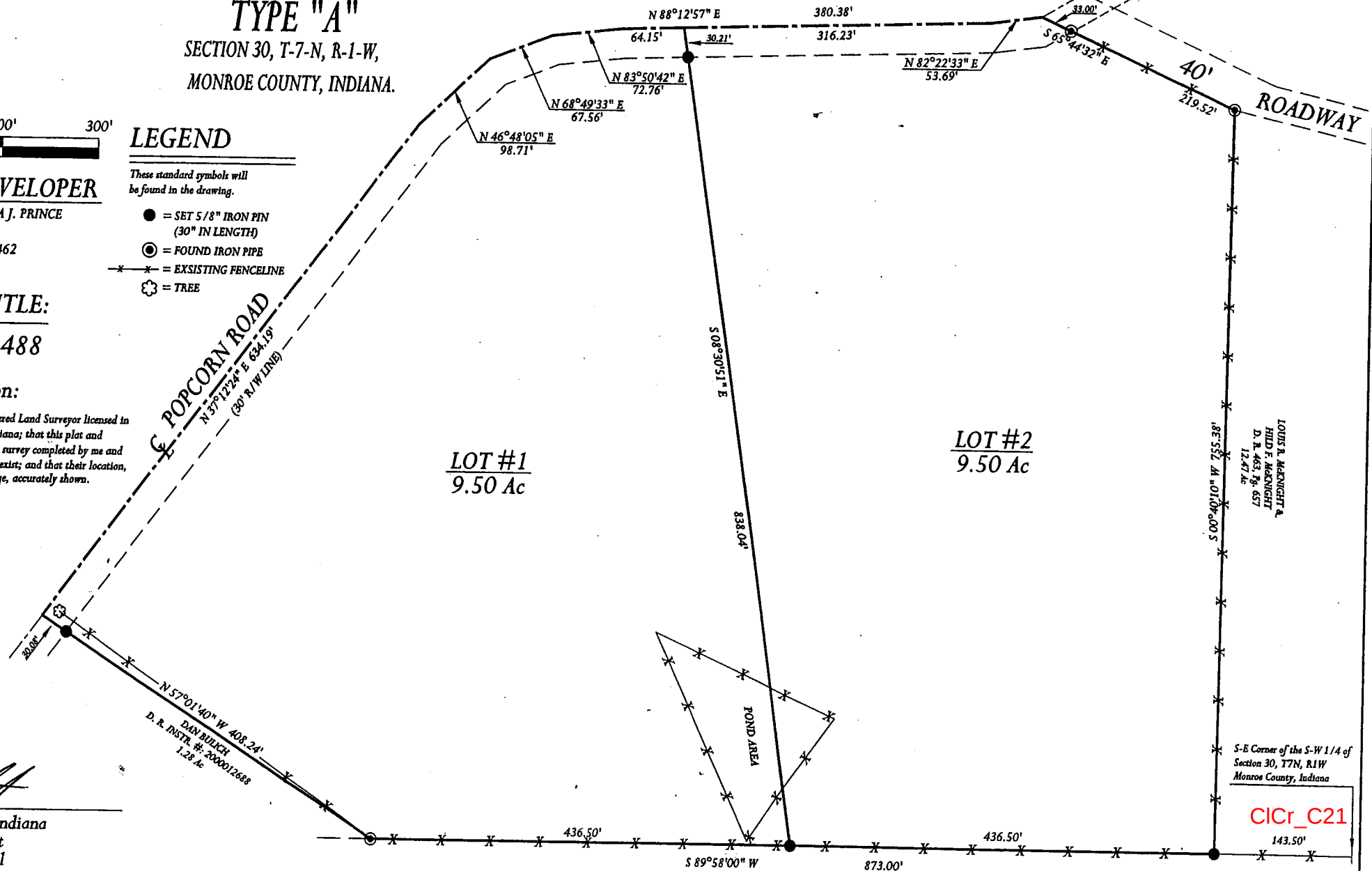


Lee Utt
Lee Utt, R. L. S. #S0089, Indiana
1604 South Henderson Street
Bloomington, Indiana 47401
Phone #: (812) 332-6366

LEGEND

These standard symbols will
be found in the drawing.

- = SET 5/8" IRON PIN
(30" IN LENGTH)
- ⊙ = FOUND IRON PIPE
- x- = EXISTING FENCELINE
- ⊗ = TREE



CICr_C21